

Arawn & Jessica Menard's Glover Property
Chain of events
Comments By: Arawn Menard- 11-2-14

I bought land in Glover, I decided to build a garage for personal use these are the chain of events that happened.

I presently own a commercial garage in Barton, it makes no sense for me to need two commercial garages. I had decided to do a change of use down the road if I ever needed a larger commercial garage for the business. In the mean time I was going to use this garage to store our large 5th wheel camper and my snow mobile trailer, sea-doo, boat and my parents car while they winter in Florida. And for my family to live in while I build my houses when we sell. We live in our camper while I build and we store all of our furniture in the garage as well. I consulted with many times with Kirstein Sultan concerning act 250 about building a garage 70' x 100' through out the winter of 2013. My question for her was, "can I build a garage this size without an act 250 permit?" and she said, "Yes, as long as it was only used for personal use.

In another call to Kirstein I asked her if I could place some commercial truck tires or other small commercial things inside the garage, instead of renting a storage shed. Her response was that I could use up to 20% of the building size. This conversation took place before I even started the earth moving on this property. This is when I decided to consult with my engineer David Lawes. He recommended that we get all of these things in writing to confirm. David and I made the phone call and she did not recall the conversation that we had. I then told Kirsten that I would just build this garage for personal use only and that I would not store any commercial items in this structure.

My neighbor decides to call act 250 on me to ask what I am doing. Kirstein Sultan called me and I told her what was happening and she had some questions about the garage door sizes and structure size. She informed me that I needed an act 250 permit for that size of a building. I called my engineer and told him what was happening and he said that I should not need an act 250 permit as long as it was solely for personal use and that was what Kirstein told me last winter.

David Lawes said that it would be simple to apply for this act 250 permit. He told me it would cost me between \$3000.00 to \$4000.00. I could get this permit and make everybody happy and I said sure that sounds worth it. I now wish I had never agreed to that suggestion after thousands of dollars later and the upgrades to the structure I will have to do, what a nightmare this has turned into. I truly feel this country has turned into a communist country after going through this or deal. Then after all this I still get a fine, which is not called for.

I was talking to Peter Gill on the phone and I asked him, if you were driving down the road and saw this building not knowing what it is going to be used for

would you say that it needs a Act 250 permit? No, because you can have a structure that size without a permit as long as it is used for personal use. So my wife emailed him to clarify what he said and his response was; “unfortunately I cannot comment on your question directly because it depends on the circumstances. What I can say is that the board finds that a permit is needed in this case, one was obtained and a moderate fine is reasonable.”

I am a man about principals and if was in the wrong I would gladly pay this fine, but on the other hand I am NOT in the wrong. I did research and made sure that I could build this structure before I started the project. I now wish I had not decided to do the Act 250 process. The state could not have stopped this project if it was for personal use only. This is crazy they want to give my wife and I a fine for a thought crime, all we have in the ground is cement. There is nothing commercial going on anywhere. They can't even take a picture of anything to say that it was being used for commercial use. Just a thought crime. Existing only in the Natural Resources Boards Minds...